

## Tract 2

Situated in the Northeast and Northwest Quarters of Section 14, in the 2<sup>nd</sup> Quarter of Township 3 North, Range 5 West, of the United States Military Lands, Monroe Township, Muskingum County, Ohio [and also being part (1.1780 acres) of the remainder of the property conveyed to John E. McClain and Tony B. McClain as Tract 2 of a deed recorded in Deed Book 1147, page 507 (Aud. Par. #42-50-14-01-000)] and being further bounded and described as follows:

Beginning at a  $\frac{1}{2}$  inch pipe found at the southeast corner of the aforementioned Section 14;

thence North  $02^{\circ} 49' 33''$  East, along the east line of said Section 14, a distance of 1231.09 feet to a  $\frac{5}{8}$  inch rebar found;

thence North  $87^{\circ} 10' 27''$  West, along the north line of a tract conveyed to Aden E. and Ruth Raber by a deed recorded in Deed Book 1819, page 846, a distance of 259.54 feet to a  $\frac{5}{8}$  inch rebar found;

thence South  $02^{\circ} 49' 33''$  West, along the west line of the aforementioned Raber tract, a distance of 852.48 feet to a  $\frac{5}{8}$  inch rebar found;

thence the following three (3) courses along the northerly line of a tract conveyed William J. and Christina E. Schwartz by a deed recorded in Deed Book 1676, page 609:

- 1) North  $41^{\circ} 06' 17''$  West, a distance of 1363.59 feet to a  $\frac{3}{4}$  inch pipe found;
- 2) North  $89^{\circ} 53' 34''$  West, a distance of 668.36 feet to a  $\frac{3}{4}$  inch pipe found;
- 3) North  $55^{\circ} 33' 39''$  West, a distance of 904.12 feet to a  $\frac{3}{4}$  inch pipe found;

thence the following three (3) courses along the easterly line of a tract conveyed William L. and Christina E. Schwartz by a deed recorded in Deed Book 1676, page 613:

- 1) North  $17^{\circ} 31' 23''$  East, a distance of 211.07 feet to a  $\frac{3}{4}$  inch pipe found;
- 2) North  $28^{\circ} 43' 06''$  West, a distance of 717.60 feet to a  $\frac{3}{4}$  inch pipe found;
- 3) North  $03^{\circ} 02' 50''$  East, a distance of 37.18 feet to a point, **being the true place of beginning of this tract;**

thence North  $03^{\circ} 02' 50''$  East, continuing along the easterly line of said Schwartz tract (DB 1676-613), a distance of 13.01 feet to a point;

thence South  $86^{\circ} 41' 57''$  East, along the north line of the aforementioned Section 14 and along the south line of a tract conveyed to William E. and Susie W. Hostetler by a deed recorded in Deed Book 1151, page 73, and along the south line of a tract conveyed to Larry L. and Joyce L. Guthrie by a deed recorded in Deed Book 1155, page 594, a distance of 959.01 feet to a  $\frac{3}{4}$  inch rebar found;

thence South  $04^{\circ} 01' 25''$  West, along the west line of a tract conveyed to John W. Carroll by a deed recorded in Deed Book 1517, page 28, a distance of 36.30 feet to a point;

thence South 58° 59' 46" East, along the southwesterly line of a tract conveyed to Phillip Mann by a deed recorded in Deed Book 1151, page 719 and passing an iron pin set at a distance of 83.61 feet, a total distance of 133.11 feet to a point in the center of Township Road 100 (Wolfe Lane);

thence the following five (5) courses along the center of Township Road 100 (Wolfe Lane) and through the aforementioned McClain Tract 2:

APPROVED  
MUSKINGUM COUNTY  
PLANNING COMMISSION DIRECTOR



12/14/09  
Date

Fee Paid

- 1) South 83° 42' 08" West, a distance of 81.38 feet to a point;
- 2) with a curve to the right, having a radius of 477.46 feet; a chord bearing and distance of North 83° 33' 42" West 210.52 feet; a tangent distance of 107.92 feet; and a central angle of 25° 28' 20", an arc distance of 212.27 feet to a point;
- 3) North 70° 49' 31" West, a distance of 146.09 feet to a point;
- 4) with a curve to the left, having a radius of 1041.74 feet; a chord bearing and distance of North 78° 10' 52" West 266.74 feet; a tangent distance of 134.48 feet; and a central angle of 14° 42' 41", an arc distance of 267.48 feet to a point;
- 5) North 85° 32' 12" West, a distance of 381.66 feet to the place of beginning.

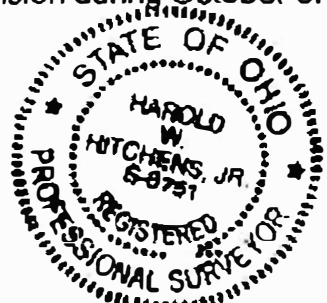
Containing 1.1780 acres (0.1218 acres being in the Northwest Quarter of Section 14 and 1.0562 acres being in the Northeast Quarter of Section 14) (to be conveyed to adjoiner only – Not to be used as a separate building site or transferred as an independent parcel in the future without planning commission approval in accordance with applicable subdivision regulations. Parcel to be combined to Aud. Par.# 42-20-07-15-002) acres subject to all legal road right of ways and any valid and existing easements, restrictions, leases or other conditions of record.


The bearings used in this description are based on the bearings in a deed to Aden E. and Ruth Raber as recorded in Deed Book 1819, page 846. Pertinent documents are all deeds mentioned; tax maps; a survey plat prepared by Terry J. Finley, Reg. Surv.# 7222, for Joni Miller dated November 14, 1998; three (3) survey plats prepared by Thomas A. Rager, Reg. Surv.# 6649, for John and Tony McClain – one (1) dated November 1998, one (1) dated October 1999 and one (1) dated September 2001; a survey plat prepared by Stephen M. Bowman, Reg. Surv.# 7135 for Michell Vandenberg dated April 4, 2000; and a survey plat prepared by James M. Matchett, Reg. Surv.# 7975, for John McClain dated May 28, 2003 and revised on June 11, 2003. All iron pins described as set are 5/8 inch diameter, 30 inches long, solid reinforcing bars with plastic identification caps. All mention of Deed Books refer to records on file in the Muskingum County Recorder's Office.

This description was prepared by Harold W. Hitchens, Jr., Reg. Surveyor #6751, from an actual field survey made under my supervision during October of 2009.

**OFFICE COPY**  
**NOT RECORDABLE**

Hitchens & Associates  
Harold W. Hitchens, Jr., Reg. Surv. #6751  
October 7, 2009



DESCRIPTION APPROVED  
By: 

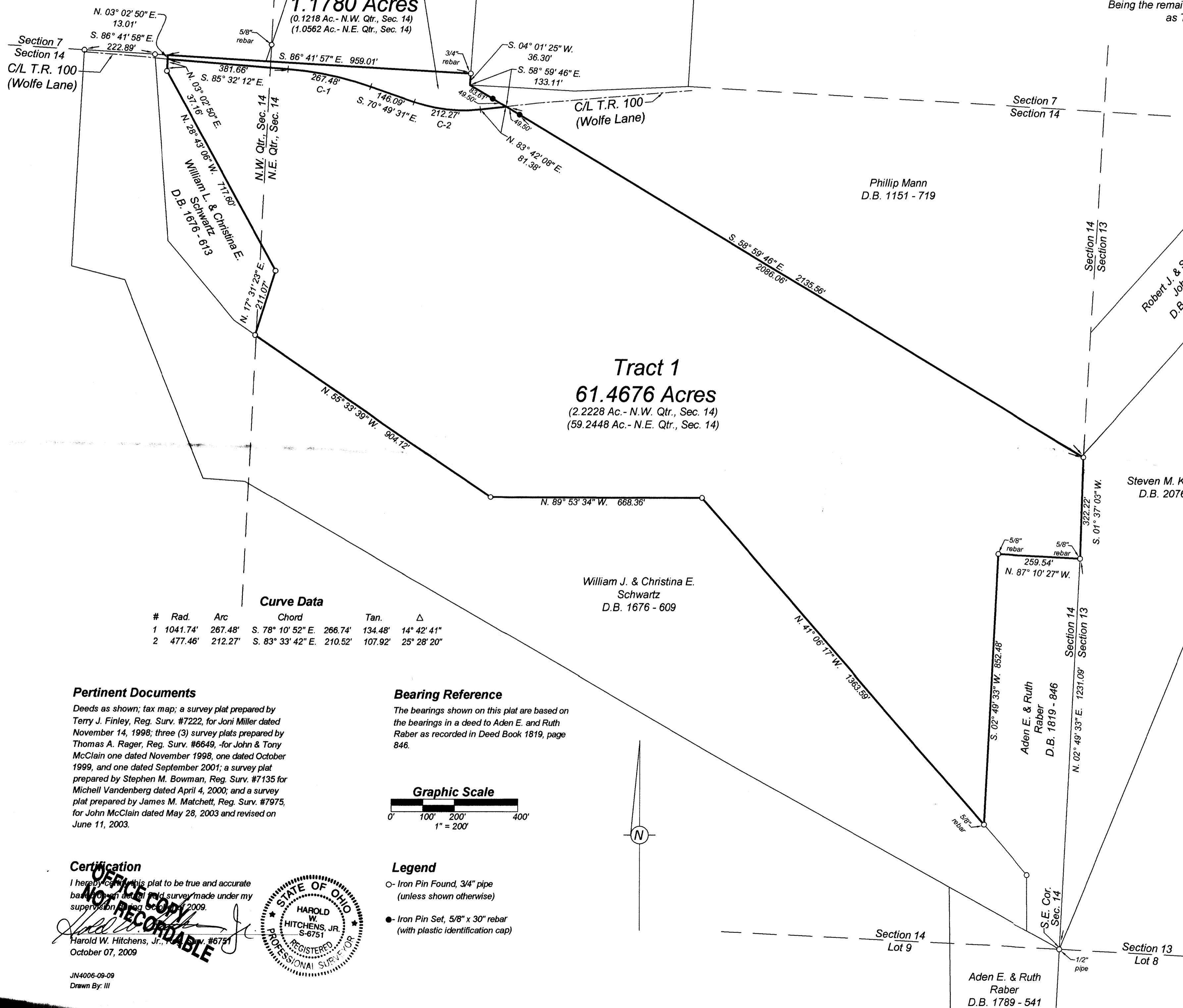
# Boundary Survey

## for Coshocton County Title Agency

Situated in the N.E. & N.W. Qtrs. of Sec. 14, in the 2nd Qtr., T 3N, R 5W, U.S.M.L.  
Monroe Township, Muskingum County, Ohio

Being the remainder of the property conveyed to John E. McClain & Tony B. McClain,  
as Tract 2 of a deed recorded in Deed Book 1147, page 507.  
(Aud. Par. #42-50-14-01-000)

\* To be conveyed to adjoiner only-  
Not to be used as a separate building site  
or transferred as an independent parcel in  
the future without planning commission  
approval in accordance with applicable  
subdivision regulations. Parcel to be  
combined to Aud. Par. #42-20-07-15-002.



**\*Tract 2**  
**1.1780 Acres**  
(0.1218 Ac.- N.W. Qtr., Sec. 14)  
(1.0562 Ac.- N.E. Qtr., Sec. 14)

**Tract 1**  
**61.4676 Acres**  
(2.2228 Ac.- N.W. Qtr., Sec. 14)  
(59.2448 Ac.- N.E. Qtr., Sec. 14)

### Curve Data

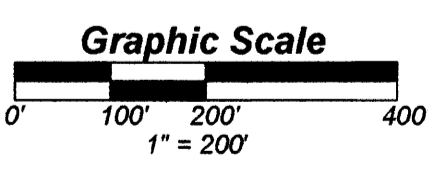
#	Rad.	Arc	Chord	Tan.	Δ
1	1041.74'	267.48'	S. 78° 10' 52" E. 266.74'	134.48'	14° 42' 41"
2	477.46'	212.27'	S. 83° 33' 42" E. 210.52'	107.92'	25° 28' 20"

### Pertinent Documents

Deeds as shown; tax map; a survey plat prepared by Terry J. Finley, Reg. Surv. #7222, for Joni Miller dated November 14, 1998; three (3) survey plats prepared by Thomas A. Rager, Reg. Surv. #6649, for John & Tony McClain one dated November 1998, one dated October 1999, and one dated September 2001; a survey plat prepared by Stephen M. Bowman, Reg. Surv. #7135 for Mitchell Vandenberg dated April 4, 2000; and a survey plat prepared by James M. Matchett, Reg. Surv. #7975, for John McClain dated May 28, 2003 and revised on June 11, 2003.

### Bearing Reference

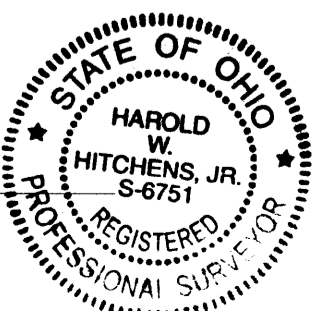
The bearings shown on this plat are based on the bearings in a deed to Aden E. and Ruth Raber as recorded in Deed Book 1819, page 846.



### Legend

- Iron Pin Found, 3/4" pipe (unless shown otherwise)
- Iron Pin Set, 5/8" x 30" rebar (with plastic identification cap)

**Certification**  
I hereby certify this plat to be true and accurate based upon an actual field survey made under my supervision on August 11, 2009.  
*Harold W. Hitchens, Jr.*  
Harold W. Hitchens, Jr., Reg. Surv. #6751  
October 07, 2009



JN4006-09-09  
Drawn By: Ill

**HITCHENS & ASSOCIATES**  
Civil Engineers & Surveyors  
234 South 3rd  
Coshocton, Ohio 43812  
Phone (740) 622-1808  
Fax (740) 622-1766

Approved For Transfer  
No On-Lot Sewage  
Date 12/1/09  
EVS  
Zanesville - Muskingum Co.  
Health Department

DESCRIPTION APPROVED  
By: *[Signature]* 12/1/09

Bert E. & Barbara K. Cavine  
D.B. 1605 - 711  
Tract II

Steven M. Kellerman  
D.B. 2076 - 483

Robert J. & Sandra C. Johnson  
D.B. 1156 - 289  
Tract 4

Phillip Mann  
D.B. 1151 - 719

William J. & Christina E. Schwartz  
D.B. 1676 - 609

William E. & Susie W. Hostetler  
D.B. 1151 - 73

Larry L. & Joyce L. Guthrie  
D.B. 1155 - 594

John W. Carroll  
D.B. 1517 - 28

Aden E. & Ruth Raber  
D.B. 1789 - 541